

CITY OF ISSAQUAH

MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Description of Proposal: Subdivide a 19,972 square foot (SF) parcel into 3 single-family residential lots. Proposed lot sizes range from 6,254 SF to 6,943 SF, and the minimum lot size of the Single Family Small Lot (SF-SL) zone is 6,000 SF. There is an existing residence on Lot 1. The site has severe coal mine hazards, which limits the building area on the lots. Lots 1 and 2 would be accessed from Mine Hill Rd. SW and Lot 3 would be accessed from Wildwood Blvd. SW.

Proponent: Nick Marquardt
1591 Sycamore Drive SE
Issaquah, WA. 98027

Permit Number: SP13-00003 – Mine Hill Short Plat

Location of Proposal: 420 Mine Hill Road SW

Lead Agency: City of Issaquah

Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Comment/Appeal Period: This Mitigated Determination of Nonsignificance is issued under WAC 197-11-340(2) and 197-11-680(3)(a)vii, and is based on the proposal being conditioned as indicated below. There is a 21-day combined comment/appeal period for this determination, between **January 22, 2014 and February 12, 2014**. Anyone wishing to comment may submit written comments to the Responsible Official. The Responsible Official will reconsider the determination based on timely comments. Any person aggrieved by this determination may appeal by filing a Notice of Appeal with the City of Issaquah Permit Center. Appellants should prepare specific factual objections. Copies of the environmental determination and other project application materials are available from the Issaquah Development Services Department, 1775 12th Avenue NW.

Appeals of this SEPA determination must be consolidated with appeal of the underlying permit, per IMC 18.04.250.

Notes:

- 1) This threshold determination is based on review of the short plat plans received June 8, 2013; Coal Mine Hazard Assessment (Icicle Creek Engineers, dated November 30, 2011) received June 8, 2013; revised short plat plan showing coal mine hazard areas received October 25, 2013; environmental checklist received January 2, 2014; and other documents in the file.
- 2) Issuance of this threshold determination does not constitute approval of the short plan permit. The proposal will be reviewed for compliance with all applicable City of Issaquah codes, which regulate development activities, including the Land Use Code, Critical Area Regulations, Building Codes, Clearing and Grading Ordinance, and Surface Water Design Manual.

Findings:

1. Short plats are categorically exempt from SEPA review, except where sites are located in environmentally critical areas (IMC 18.10.300.A). The subject site contains coal mine hazard areas,

which are included as an environmentally critical area (IMC 18.10.360). If a project is not categorically exempt because it is located within a critical area, environmental review is limited to: 1) Documenting whether the proposal is consistent with the requirements of the critical areas ordinance; and 2) Evaluating potentially significant impacts on the critical area resources not adequately addressed by GMA planning documents and development regulations [WAC 197-11-908(1)].

2. The subject site is mapped as a coal mine hazard area; according to City of Issaquah critical area/coal mine hazard maps the abandoned underground mine referred to as the No. 4 Mine underlies the site. The City's Critical Areas Regulations allow alteration or development of a site with coal mine hazards only when all significant risks associated with the abandoned mine workings have been eliminated or mitigated (IMC 18.10.520.A). A site-specific coal mine hazard assessment is required to evaluate the potential hazard and recommend appropriate mitigation.
3. The City has established guidelines (City of Issaquah Public Information Bulletin, June 1999) for the evaluation of coal mine hazards, generally based on King County Administrative Guidelines (March 1999) and King County Ordinance 13319. This identifies site characteristics/criteria for severe, moderate, and declassified coal mine hazard areas.
4. A Coal Mine Hazard Assessment (Icicle Creek Engineers, November 30, 2011) was completed for the site to evaluate the potential for sinkholes, ground subsidence, and to provide foundation design measures if needed to mitigate potential ground subsidence for new construction. 14 test borings were drilled to depths ranging from about 25 to 61 feet to evaluate the collapse status of underground mines on the site. The Coal Mine Hazard Assessment maps site areas meeting criteria for declassified coal mine areas (intact coal, no building constraints), moderate risk sinkhole hazard areas, and areas with severe coal mine hazards. Severe coal mine hazard areas are areas with uncollapsed mine workings, where significant voids were encountered at relatively shallow depths and there is significant risk of sinkholes. The Coal Mine Hazard Assessment recommends that no structures be constructed in the identified severe coal mine hazard area. The short plat plans shall accurately show severe coal mine hazards on the site and shall include a protective easement prohibiting the construction of structures that require foundations and/or structures that require building permits (structures greater than 200 SF) within identified severe coal mine hazard areas.
5. The identified severe coal mine hazard areas would limit potential development on Lots 2 and 3. However, there would be an adequate area for construction of a single family residence on each lot outside of the severe coal mine hazard areas. Therefore, the proposed short plat would create new lots with a limited but developable area on each lot. On Lot 1, expansion of the existing residence or new construction of structures would be limited due to severe coal mine hazards.

Mitigation Measures: The Mitigated Determination of Nonsignificance is based on the checklist received January 2, 2014 and supplemental information in the application. The following SEPA mitigation measures shall be deemed conditions of the approval of the licensing decision pursuant to Chapter 18.10 of the Issaquah Land Use Code. All conditions are based on policies adopted by reference in the Land Use Code.

1. The short plat plans shall accurately show severe coal mine hazard areas on the site, consistent with the Coal Mine Hazard Assessment (Icicle Creek Engineers, November 30, 2011). The short plat plans shall include a protective easement in the severe coal mine hazard area, prohibiting the construction of structures that require foundations and/or structures that require a building permit (structures greater than 200 SF) within the severe coal mine hazard area.

Responsible SEPA Official: Peter Rosen

Position/Title: Senior Environmental Planner

Address/Phone: P.O. Box 1307, Issaquah, WA 98027-1307 (425) 837-3094

Date: 1/22/2014

Signature:

A handwritten signature in black ink, appearing to read "Peter Rosen", written over a horizontal line.

cc: Washington State Department of Ecology
Muckleshoot Indian Tribe
U.S. Army Corps of Engineers
Washington State Department of Fish and Wildlife
Issaquah Development Services Department
Issaquah Parks and Public Works Engineering Departments

